

**DATE:** September 16, 2024

---

**TO:** Chairman Romona Jackson Jones, Douglas County Commission  
**ATTN TO:** Allison Duncan, Planning and Zoning Manager, Douglas County  
**RE:** Development of Regional Impact Review  
**FROM:** Mike Alexander, COO, Atlanta Regional Commission

ARC has completed a preliminary regional review of the following DRI. ARC reviewed the DRI's relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

**Name of Proposal:** DRI 4192 Douglas Waldrop

**Submitting Local Government:** Douglas County

**Date Opened:** September 16, 2024 **Deadline for Comments:** September 30, 2024

**Description:** A DRI review of a proposal to construct a data center with 1,760,850 million SF of space in 2 buildings with associated support facilities on a 166-acre site at 2912 Post Road in Douglas County.

**PRELIMINARY COMMENTS:**

*The project is not aligned with applicable Rural Areas policy recommendations set forth in the Atlanta Region's Plan which stress the need to protect rural areas and their character and note: "There is a strong desire from residents and elected officials in these areas to keep them rural...The region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low impact development."*

*The project is somewhat aligned with regional environmental policies in that it preserves a large amount of the site as natural area and generally limits stream buffer impacts. It could be more aligned with these policies by creating a mechanism for conserving and maintaining the large amount of open space retained, utilizing a low-impact design and construction approach, and allocating some of the substantial local revenue generated toward natural area conservation and acquisition elsewhere in the County.*

*There are growing concerns about the impacts of high levels of energy and water consumption generated by the tremendous increase in the number of data center projects in the Atlanta region. The applicable water provider should carefully examine its capacity to meet peak-day project demands.*

*The project will generate a total of 1,744 new vehicular trips; a number of roadway improvements are proposed to help mitigate the traffic impact.*

### **General Comments**

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation to all areas in the region- Rural Areas for this project - and provides accompanying growth policy recommendations which are detailed at the end of these comments.

There are growing concerns about the impacts of high levels of energy and water consumption generated by the tremendous increase in the number of data center projects in the Atlanta region. ARC therefore recommends that the applicable water provider carefully examine its capacity to meet peak-day project demands, in addition to other current and projected peak-day demands. ARC also recommends the use of advanced "waterless" cooling technologies or "near waterless" technology for data center projects.

### **Transportation and Mobility Comments**

ARC's Transportation and Mobility Group comments will be provided in the Final Report.

The project will generate a total of 1,744 new vehicular trips; a range of roadway modifications are proposed to mitigate the traffic impact.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

### **ARC Natural Resource Group Comments**

ARC's Natural Resource Group comments will be provided in the Final Report.

### **Environmental Comments**

The project is somewhat aligned with regional environmental policies in that it preserves a large amount of the site as natural area and generally limits stream buffer impacts. It could be more aligned with these

policies by creating a mechanism for conserving and maintaining the large amount of open space retained, utilizing a low-impact design and construction approach, and allocating some of the substantial local revenue generated toward natural area conservation and acquisition elsewhere in the County. The project can support The Atlanta Region's Plan by incorporating other green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

#### **Unified Growth Policy Map Considerations: Rural Areas**

This DRI site is designated Rural Areas on the Unified Growth Policy Map which are areas in the region where limited development has taken place or and where development pressure is low. These areas are characterized by sporadic, large single-family lots, agricultural uses, protected lands, and forests. These areas border more central developed and developing areas and represent the limits of the urban service area in the region. There is a strong desire from residents and elected officials in these areas to keep them rural. Increased development threatens existing rural economic uses, such as forestry, agriculture, and tourism.

To maintain economic viability without undesirable development, these areas may be appropriate as "sending" areas in potential Transfer of Development Rights (TDR) programs. The region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low impact development. There will be a continued need to maintain existing transportation infrastructure, but care should be taken not to spur unwanted growth by inappropriate expansion of infrastructure capacity.

The project is not aligned with Rural Areas policies due primarily to its large building and infrastructure footprints. It could be better aligned with these policies by creating a mechanism for conserving and maintaining the large amount of open space retained, utilizing a low-impact design and construction approach, and allocating some of the substantial local revenue generated toward natural area conservation and acquisition elsewhere in the County. The final design of the project could further the intent of the Rural Areas policy recommendations by utilizing rural character elements in the design of project roads, bridges, fences, and related components.

Douglas County leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

#### **THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:**

ATLANTA REGIONAL COMMISSION  
GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY  
CITY OF VILLA RICA  
CARROLL COUNTY

GEORGIA CONSERVANCY  
DOUGLAS COUNTY

CITY OF DOUGLASVILLE  
PAULDING COUNTY

For questions, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



## Developments of Regional Impact

[DRI Home](#)
[Tier Map](#)
[Apply](#)
[View Submissions](#)
[Login](#)

### DRI #4192

#### DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government: Douglas

Individual completing form: Phil Shafer

Telephone: 770-920-7313

E-mail: [pshafer@douglascountyga.gov](mailto:pshafer@douglascountyga.gov)

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

#### Proposed Project Information

Name of Proposed Project: Douglas Waldrop

Location (Street Address, 2912 Post Rd, Winston, GA 30187  
GPS Coordinates, or Legal  
Land Lot Description):

Brief Description of Project: New light industrial buildings to house data center uses together with associated roads, parking, infrastructure

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input type="radio"/> Mixed Use                             | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |
| <input type="radio"/> Housing                              | <input type="radio"/> Waste Handling Facilities             | <input type="radio"/> Any other development types     |
| <input checked="" type="radio"/> Industrial                | <input type="radio"/> Quarries, Asphalt & Cement Plants     |   |

If other development type, describe:

Project Size (# of units, floor area, etc.): 1,760,850 square feet across 2 two-story buildings

Developer: TC Atlanta Development, Inc.

Mailing Address: 3550 Lenox Rd NE

Address 2: Suite 2200

City: Atlanta State: GA Zip: 30326

Telephone: 404-441-1992

Email: [sharris@trammellcrow.com](mailto:sharris@trammellcrow.com)

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: Fred and Tommy Waldrop, MLO Douglasville, LLC

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No



local government's jurisdiction?

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☐ Yes ☒ No

If yes, provide the following information: Project Name: Project ID:

The initial action being requested of the local government for this project:

☒ Rezoning  
☐ Variance  
☐ Sewer  
☐ Water  
☐ Permit  
☐ Other

Is this project a phase or part of a larger overall project? ☐ (not selected) ☐ Yes ☒ No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: 2027 Overall project: 2027

---

[Back to Top](#)

[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

[DRI Site Map](#) | [Contact](#)



## Developments of Regional Impact

[DRI Home](#)
[Tier Map](#)
[Apply](#)
[View Submissions](#)
[Login](#)

### DRI #4192

#### DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government: Douglas  
Individual completing form: Phil Shafer  
Telephone: 770-920-7313  
Email: pshafer@douglascountygga.gov

#### Project Information

Name of Proposed Project: Douglas Waldrop  
DRI ID Number: 4192  
Developer/Applicant: TC Atlanta Development, Inc.  
Telephone: 404-441-1992  
Email(s): sharris@trammellcrow.com

#### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)  
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?  
☐ (not selected) ☒ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

#### Economic Development

Estimated Value at Build-Out: \$2.2 Billion Dollars

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$50.0 Million Dollars

Is the regional work force sufficient to fill the demand created by the proposed project?  
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?  
☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

#### Water Supply

Name of water supply provider for this site: DOUGLASVILLE-DOUGLAS COUNTY WATER AND SEWER AUTHORITY

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.01 MGD

Is sufficient water supply capacity available to serve the proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project?

☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

### Wastewater Disposal

Name of wastewater treatment provider for this site:

DOUGLASVILLE-DOUGLAS COUNTY WATER AND SEWER AUTHORITY

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.008 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project?

☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required? 0.6 miles

### Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

223 AM Peak Hour Trips/Day, 188 PM Peak Hour Trips/Day

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?

☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project?

☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: Driveway 1: Install eastbound right-turn deceleration lane & westbound left-turn lane on Hwy 78 Post Rd @ I-20 Westbound Ramp: DCDOT & GDOT to ingestive inclusion of southbound right-turn lane onto interstate

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

+/- 480 tons/yr

Is sufficient landfill capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?

☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

### Stormwater Management

What percentage of the site is projected to be impervious surface once the

36.7%

proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The project will implement the use of detention ponds and comply with local and state buffers to mitigate the projects impact on storm-water management.

### Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds? ☐ (not selected) ☒ Yes ☐ No
2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
3. Wetlands? ☐ (not selected) ☒ Yes ☐ No
4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
6. Floodplains? ☐ (not selected) ☐ Yes ☒ No
7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

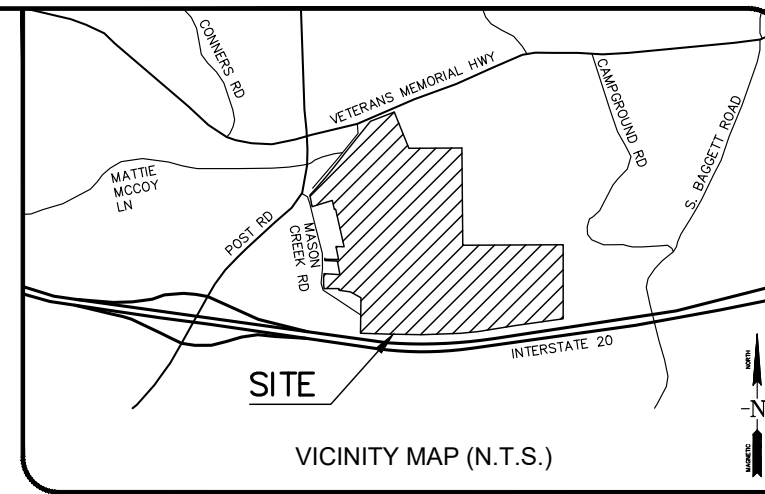
This project lies within the Dog River Secondary Protection Area, which limits impervious surface area. There is potential for wetlands on the project site, and these areas will be carefully evaluated as the project advances to minimize potential impacts.

[Back to Top](#)

[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

[DRI Site Map](#) | [Contact](#)





PREPARED BY:

**HRC**

HUGHES-RAY COMPANY, INC.  
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS

6554 EAST CHURCH STREET  
DOUGLASVILLE, GEORGIA 30134

p 770.942.0196  
f 770.942.0152

[www.HughesRay.com](http://www.HughesRay.com)

No.	DATE:	REVISION
1	5/8/24	CLIENT COMMENTS
2	6/6/24	ARC COMMENTS
3	6/21/24	MMP MEETING COMMENTS
4	7/18/24	CLIENT COMMENTS

OVERALL CONCEPTUAL SITE PLAN  
OF  
**DOUGLAS WALDROP DRI 4192**  
L.L. 135, 153, & 154, 2nd DISTRICT, 5th SECTION  
DOUGLAS COUNTY, GEORGIA

SITE ANALYSIS	
SITE SIZE	3.389.29 AC.
PARCELS, NUMBERS & CURRENT ZONINGS	TRACT 2: 1300250020 (R-45) TRACT 3: 1300250020 (R-45) TRACT 4: 1300100020 (R-45) TRACT 5: 1300250020 (R-45) TRACT 6: 1300250020 (R-45) TRACT 7: 1300250020 (R-45) TRACT 8: 1300250020 (R-45) TRACT 9: 1300250020 (R-45)
PROPOSED ZONING:	
PROPOSED USE:	DATA CENTER W/ SUBSTITUTION
100% PRINCIPAL BUILDING TRACKS:	
PARKING	32'
SIDE (ADJACENT TO WEST SIDE/NEIGHBOR)	32'
SIDE (ADJACENT TO WEST SIDE/NEIGHBOR)	100'
REAR (ADJACENT TO WEST SIDE/NEIGHBOR)	100'
REAR (ADJACENT TO WEST SIDE/NEIGHBOR)	100'
PROPOSED BUILDING AREAS:	
BUILDING 1	1,800,000 SQ. FT.
BUILDING 2	1,800,000 SQ. FT.
GUARD HOUSE	1,200,000 SQ. FT.
TOTAL PROPOSED BUILDING AREA:	3,600,000 SQ. FT.
MAX. IMPERVIOUS AREA WITH 5% PERMIT:	1,200,000 SQ. FT.
PROPOSED IMPERVIOUS AREA:	1,976,186 SQ. AC.
FOOTPRINTS:	
BUILDING 1	1,800,000 SQ. FT.
BUILDING 2	1,800,000 SQ. FT.
GUARD HOUSE	1,200,000 SQ. FT.

OWNERSHIP SUMMARY CHART	
<b>TRACT 1</b>	
PARCels R:	1530250007
SITE SIZE:	±0.98 AC.
CURRENT ZONING:	R-LD
OWNER:	WALDRUP, FRED E. & JUDY MICHELLE 2944 OLD POST ROAD WINSTON, GA 30187
<b>TRACT 3</b>	
PARCels #:	1540250032
SITE AREA:	±61.00 AC.
CURRENT ZONING:	R-LD
OWNER:	WALDRUP FARMS, L.P. & WALDRUP, TOMMY E. 2912 POST ROAD WINSTON, GA 30187
<b>TRACT 5</b>	
PARCels R:	1530250002
SITE SIZE:	±87.00 AC.
CURRENT ZONING:	L-1
OWNER:	M&O DOUGLASSVILLE, LLC 600 MADISON AVE, 14TH FLOOR NEW YORK, NY 10022
<b>TRACT 4</b>	
PARCels R:	1530250211
SITE SIZE:	±3.39 AC.
CURRENT ZONING:	R-LD
OWNER:	RENTLEY, E. LARRY & CHRISTINE PATTER P O BOX 3487 CANTON, GA 30114
<b>TRACT 5</b>	
PARCels R:	1530250008
SITE SIZE:	±2.20 AC.
CURRENT ZONING:	R-LD
OWNER:	DANIEL, HOMER 8020 MARSH CREEK RD WINSTON, GA 30187
<b>TRACT 6</b>	
PARCels R:	1530250022
SITE SIZE:	±1.01 AC.
CURRENT ZONING:	R-LD
OWNER:	SMITH, WILLIAM E. & EVELL 155 MITCHELL DRIVE SW ATLANTA, GA 30331
<b>TRACT 7</b>	
PARCels R:	1530250033
SITE SIZE:	±1.08 AC.
CURRENT ZONING:	R-LD
OWNER:	ODOD, JANNINE M. & CALVIN 2122 MARSH CREEK ROAD WINSTON, GA 30187

**TRAFFIC ENGINEER:**  
ERIKA BECKER  
NV5  
10745 WESTSIDE WAY,  
SUITE 300  
ALPHARETTA, GA 30009  
(678) 795-3600

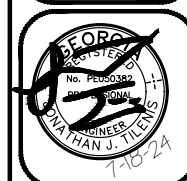
**CIVIL ENGINEER:**  
JONATHAN TILENIS  
HRC ENGINEERS,  
SURVEYORS,  
& LANDSCAPE ARCHITECTS  
6554 CHURCH ST  
DOUGLASVILLE, GA  
30134  
(770) 942-0196

OWNER:

SEE 'OWNERSHIP  
SUMMARY TABLE'

APPLICANT:

DEVELOPMENT, INC.  
3550 LENOX RD NE  
STE 2200  
ATLANTA, GA 30326  
(404) 441-1992



DATE: 5/30/24

DRAWN BY: SAK

CHECKED BY: JJT

IOB#: U23100

**JOB#: A23100**

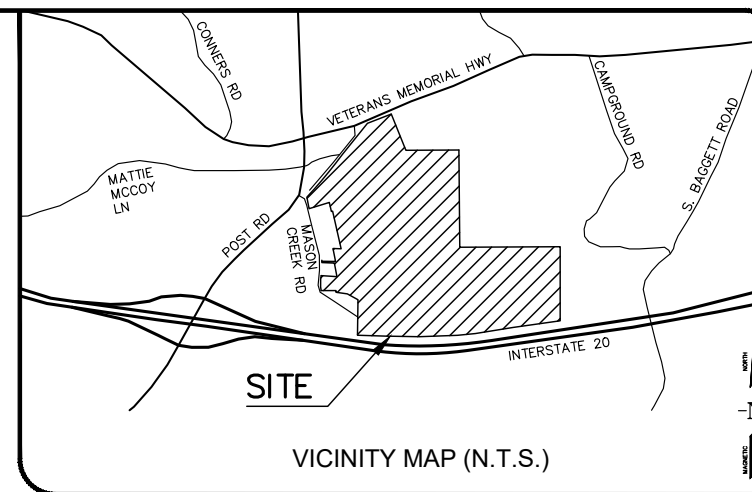
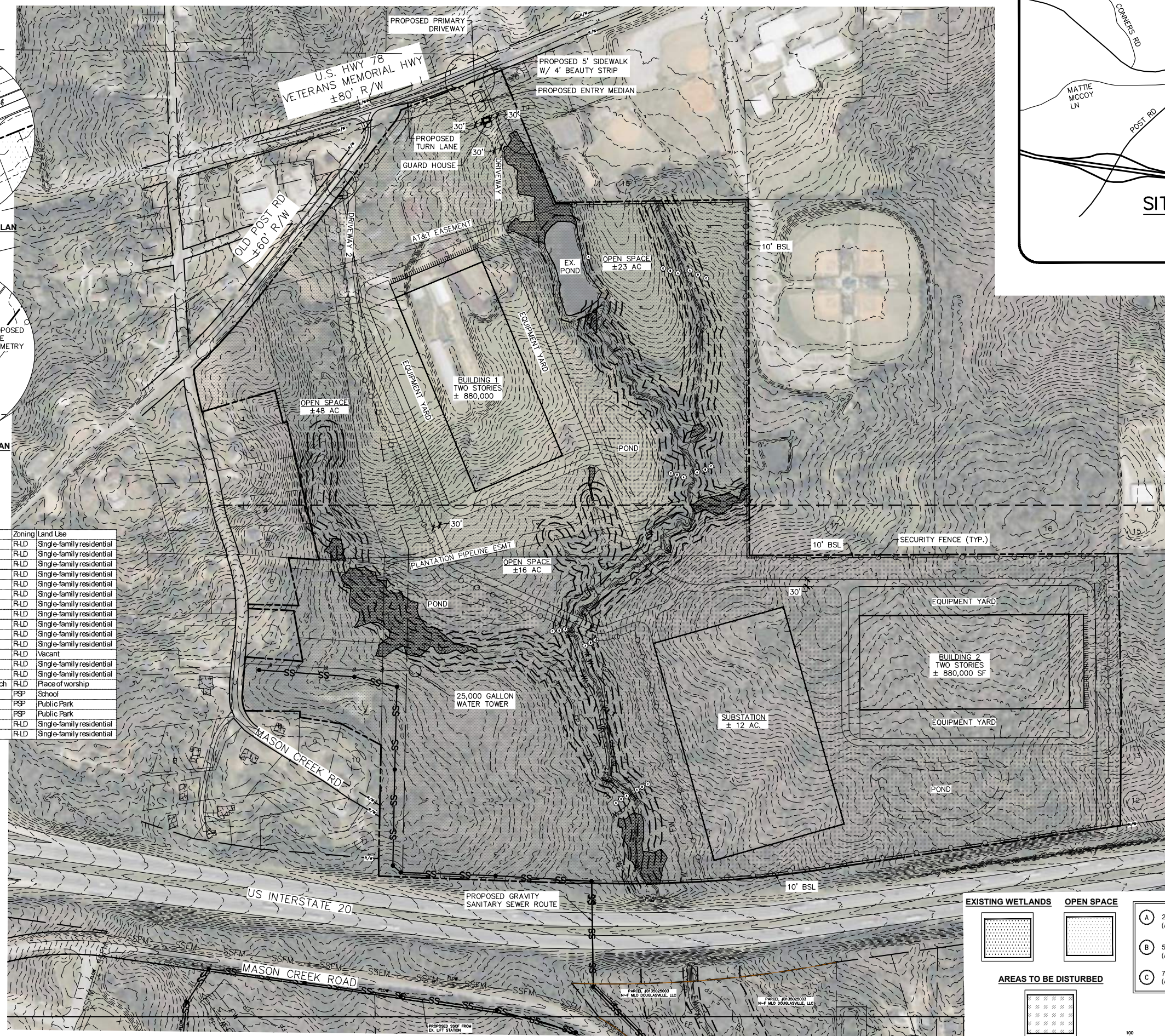
OVSP





### ADJACENT OWNERSHIP

#	Owner	Zoning	Land Use
1	Dorothy M & Curtis E King	R/LD	Single-family residential
2	Kimberly Danley Asberry	R/LD	Single-family residential
3	Danley Brothers 4, LLC	R/LD	Single-family residential
4	Danley Four Development, LLC	R/LD	Single-family residential
5	Greenlee Patricia	R/LD	Single-family residential
6	Edward L Sparks	R/LD	Single-family residential
7	Donald R Sparks Estate	R/LD	Single-family residential
8	Tommie Williams	R/LD	Single-family residential
9	George House Jr Estate	R/LD	Single-family residential
10	Tommie Williams	R/LD	Single-family residential
11	Dan W & Tommie Pam Tuten	R/LD	Single-family residential
12	Mark Raley Worthy	R/LD	Vacant
13	Mark R Worthy	R/LD	Single-family residential
14	Norman J & Billie Jane Tuggle	R/LD	Single-family residential
15	United Congregational Holiness Church	R/LD	Place of worship
16	Douglas County Board of Education	PSP	School
17	Douglas County	PSP	Public Park
18	Douglas County Board of Education	PSP	Public Park
19	Michael V Franksi	R/LD	Single-family residential
20	Raimundo Alves	R/LD	Single-family residential

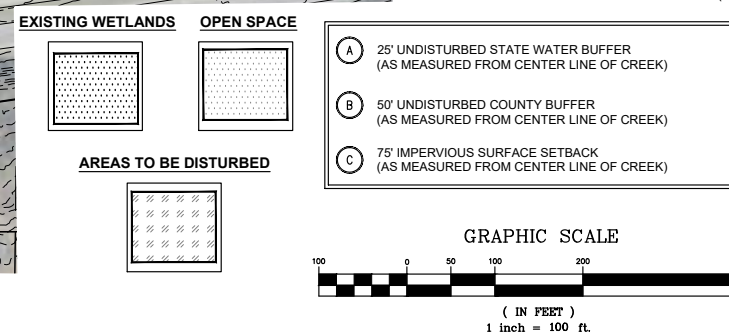


SITE ANALYSIS	
SITE SIZE:	2,180.07 AC.
DANCE, NUMBERS & CURRENT ZONING:	TRACT 1: 133502002 (R-10)
	TRACT 2: 133500022 (R-10)
	TRACT 3: 133500001 (R-10)
	TRACT 4: 133500003 (R-10)
	TRACT 5: 133500004 (R-10)
	TRACT 6: 133500005 (R-10)
	TRACT 7: 133500006 (R-10)
PROPOSED ZONING:	DATA CENTER (H) SUBSTANT
PROPOSED USE:	DATA CENTER (H) SUBSTANT
MAJOR PRINCIPAL BUILDING STRUCTURE	
FRONT	367'
SIDE (ADJACENT TO NON-RESIDENTIAL)	108'
SIDE (ADJACENT TO RESIDENTIAL)	108'
REAR (ADJACENT TO NON-RESIDENTIAL)	108'
REAR (ADJACENT TO RESIDENTIAL)	108'
PROPOSED BUILDING HEIGHT:	
BUILDING 1:	1,180.00 SQ. FT.
BUILDING 2:	1,180.00 SQ. FT.
GUARD HOUSE:	2,630.57'
PROPOSED BUILDING AREA:	5,990.57 SQ. FT.
NET IMPROVEMENT AREA WITH TO FURNISH:	18,761.50 AC. (8.6%)
PROPOSED RECREATION AREA:	18,761.50 AC. (8.6%)
SOURCE: WATER, SEWER, PUBLIC (CDOWA)	

OWNERSHIP SUMMARY CHART	
<b>TRACT 1</b>	
PARCEL #:	1530250007
SITE SIZE:	50.98 AC.
CURRENT ZONING:	R-LD
OWNER:	WALDROP, FRED E., II & JUDY MICHELLE 2044 DUSTY ROAD WINSTON, GA 30187
<b>TRACT 2</b>	
PARCEL #:	1540250022
SITE SIZE:	\$61.00 AC.
CURRENT ZONING:	R-LD
OWNER:	WALDROP FARMS, L.P. & WALDROP, TOMMY 2912 POST ROAD WINSTON, GA 30187
<b>TRACT 3</b>	
PARCEL #:	1330250002
SITE SIZE:	167.00 AC.
CURRENT ZONING:	R-1
OWNER:	MLO DOUGLASVILLE, LLC 600 MACHON AVE, 14TH FLOOR NEW YORK, NY 10022
<b>TRACT 4</b>	
PARCEL #:	1530250101
SITE SIZE:	66.19 AC.
CURRENT ZONING:	R-LD
OWNER:	BENTLEY E. LARRY & CHRISTINE PATTER P.O BOX 402 CANTON, GA 30114
<b>TRACT 5</b>	
PARCEL #:	1530250008
SITE SIZE:	42.10 AC.
CURRENT ZONING:	R-LD
OWNER:	DANLEY, HOMER 3020 MASON CREEK RD WINSTON, GA 30187
<b>TRACT 6</b>	
PARCEL #:	1360250022
SITE SIZE:	15.01 AC.
CURRENT ZONING:	R-LD
OWNER:	SMITH, WILLIAM E. & EVEL 155 KITTRELL DRIVE SW ATLANTA, GA 30311
<b>TRACT 7</b>	
PARCEL #:	1530250033
SITE SIZE:	13.98 AC.
CURRENT ZONING:	R-LD
OWNER:	ODOD, JANINE M & CALVIN 3122 MASON CREEK ROAD WINSTON, GA 30187

**TRAFFIC ENGINEER:**  
ERIKA BECKER  
NV5  
10745 WESTSIDE WAY,  
SUITE 300  
ALPHARETTA, GA 30009  
(678) 795-3600

**CIVIL ENGINEER:**  
JONATHAN TILENIS  
HRC ENGINEERS,  
SURVEYORS,  
& LANDSCAPE ARCHITECTS  
6554 CHURCH ST  
DOUGLASVILLE, GA  
30134  
(770) 942-0196



PREPARED BY:

**HRC**

HUGHES-RAY COMPANY, INC.  
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS

6554 EAST CHURCH STREET  
DOUGLASVILLE, GEORGIA 30134

p 770.942.0196  
f 770.942.0152

www.HughesRay.com

No.	DATE:	REVISION
1	5/8/24	CLIENT COMMENTS
2	6/6/24	ARC COMMENTS
3	6/21/24	MMP MEETING COMMENTS
4	7/18/24	CLIENT COMMENTS

OVERALL CONCEPTUAL SITE PLAN  
OF  
**DOUGLAS WALDROP DRI 4192**  
L.L. 135, 153, & 154, 2nd DISTRICT, 5th SECTION  
DOUGLAS COUNTY, GEORGIA

OWNER:

SEE 'OWNERSHIP  
SUMMARY TABLE'

APPLICANT:

TC ATLANTA  
DEVELOPMENT, INC.  
3550 LENOX RD NE  
STE 2200  
ATLANTA, GA 30326  
(404) 441-1992



DATE: 5/30/24

DRAWN BY: SAK

CHECKED BY: JJT

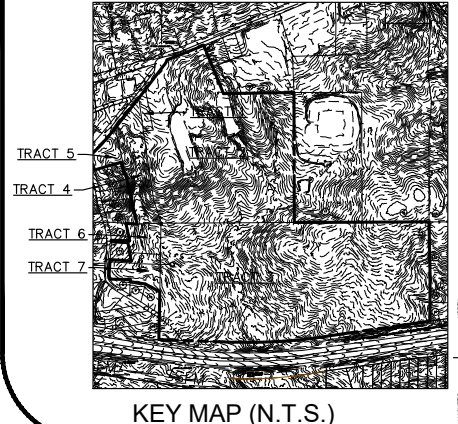
IOB#: U22100

**JOB#: H23100**

OVER

OVSP

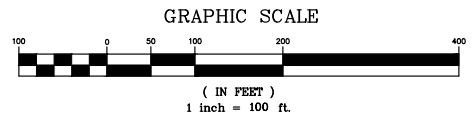




KEY MAP (N.T.S.)

SITE ANALYSIS TABLE AND OWNERSHIP SUMMARY TABLE CAN BE FOUND ON SHEET OVSP.

A	25' UNDISTURBED STATE WATER BUFFER (AS MEASURED FROM CENTER LINE OF CREEK)
B	50' UNDISTURBED COUNTY BUFFER (AS MEASURED FROM CENTER LINE OF CREEK)
C	75' IMPERVIOUS SURFACE SETBACK (AS MEASURED FROM CENTER LINE OF CREEK)



PREPARED BY:  
**HRC**  
HUGHES-RAY COMPANY, INC.  
ENGINEERS | ARCHITECTS | LANDSCAPE ARCHITECTS  
6554 EAST CHURCH STREET  
DOUGLASVILLE, GEORGIA 30134  
P 770.942.0196  
F 770.942.0152  
www.HughesRay.com

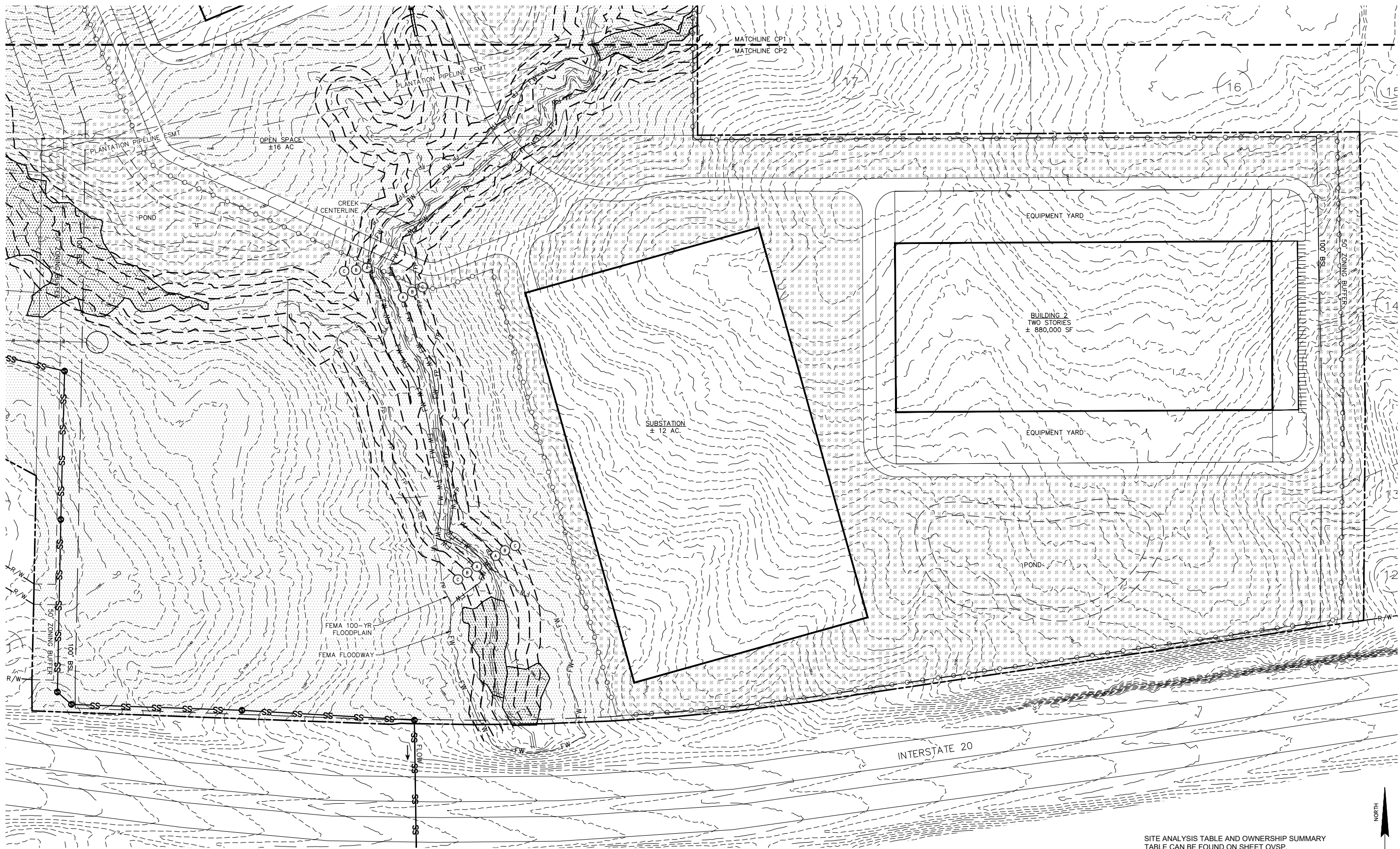
REVISION	DATE	CLIENT COMMENTS	ARC COMMENTS	MMP MEETING COMMENTS	CLIENT COMMENTS
1	5/8/24				
2	6/6/24				
3	6/21/24				
4	7/18/24				

CONCEPTUAL SITE PLAN  
OF  
**DOUGLAS WALDROP DRI 4192**  
L.L. 135, 153, & 154, 2nd DISTRICT, 5th SECTION  
DOUGLAS COUNTY, GEORGIA

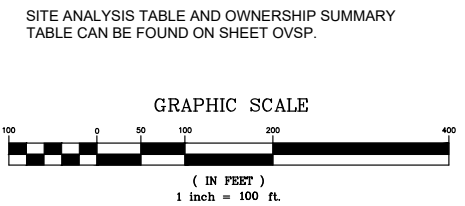
**OWNER:**  
SEE 'OWNERSHIP SUMMARY TABLE'  
**APPLICANT:**  
TC ATLANTA DEVELOPMENT, INC.  
3550 LENOX RD NE  
STE 2200  
ATLANTA, GA 30326  
(404) 441-1992



DATE: 5/30/24  
DRAWN BY: SAK  
CHECKED BY: JUT  
**JOB#: H23100**  
**CP1**



- (A) 25' UNDISTURBED STATE WATER BUFFER (AS MEASURED FROM CENTER LINE OF CREEK)
- (B) 50' UNDISTURBED COUNTY BUFFER (AS MEASURED FROM CENTER LINE OF CREEK)
- (C) 75' IMPERVIOUS SURFACE SETBACK (AS MEASURED FROM CENTER LINE OF CREEK)



PREPARED BY:

**HRC**

HUGHES-RAY COMPANY, INC.  
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS  
6555 EAST CHURCH STREET  
DOUGLASVILLE, GEORGIA 30134  
P 770.942.0196  
F 770.942.0152  
www.HughesRay.com

REVISION	DATE:	CLIENT COMMENTS
No.	1	5/8/24
2	6/6/24	ARC COMMENTS
3	6/21/24	MMP MEETING COMMENTS
4	7/18/24	CLIENT COMMENTS

CONCEPTUAL SITE PLAN  
OF  
**DOUGLAS WALDROP DRI 4192**  
L.L. 135, 153, & 154, 2nd DISTRICT 5th SECTION  
DOUGLAS COUNTY, GEORGIA

OWNER:  
SEE 'OWNERSHIP SUMMARY TABLE'

APPLICANT:  
TC ATLANTA DEVELOPMENT, INC.  
3550 LENOX RD NE  
STE 2200  
ATLANTA, GA 30326  
(404) 441-1992

GEORGIA  
REGISTERED  
PROFESSIONAL  
ENGINEER  
NATHAN J. TILLEY  
7/18/24

DATE: 5/30/24  
DRAWN BY: SAK  
CHECKED BY: JUT  
JOB#: H23100  
**CP2**